

**413.246 Action for damages based on professional services rendered by licensed home inspector.**

- (1) An action for damages, whether brought in contract or tort, or on any other basis, based on professional services that were rendered or that should have been rendered by a licensed home inspector under KRS 198B.700 to 198B.738 shall not be brought, commenced, or maintained unless the action is filed within one (1) year of the time that the claimant knew or should have known of a deficient inspection and damages and injuries resulting therefrom.
- (2) Nothing in this section creates any duty to a third party that is not available under common law.

**Effective:** July 15, 2008

**History:** Repealed, reenacted, and amended 2008 Ky. Acts ch. 100, sec. 10, effective July 15, 2008. -- Created 2004 Ky. Acts ch. 109, sec. 18, effective July 13, 2004.

**Formerly codified as** KRS 198B.734